



Project Status	
Proposed:	6/23/2010
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input type="radio"/> Non-Impacted	
<input checked="" type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Emanuel Housing
Main Address:	822 3rd St S
Project Aliases:	
Additional Addresses:	
Ward:	7
Neighborhood:	Downtown East

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input checked="" type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	1900

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input checked="" type="checkbox"/> Single	
<input checked="" type="checkbox"/> Special Needs	
<input checked="" type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	95		0BR	16	79	0	0	0
	1BR	6		1BR	0	6	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	0		3BR	0	0	0	0	0
4+BR	0	4+BR	0	0	0	0	0		
TOT	101	TOT	16	85	0	0	0		
Shelter Units:			+ Conversion Units:		101				
Section 8:									

## GENERAL INFORMATION

RS Eden will redevelop the property into 101 units of permanent supportive housing. The target population will be individuals who have been or are experiencing long-term homelessness. Many of them will be disabled (chemically dependent and/or mental illness). The existing building will be renovated and an addition on the west side will be built. The new addition will include 15,000 sq ft of commercial space; it is planned that it will be the new headquarters for Twin Cities Rise! In addition, the Council on Crime and Justice will remain a tenant in the existing building. RS Eden is working with MN Health Care for Homeless Veterans to secure 24 HUD Project-based VASH certificates. These will be used to subsidize units for returning veterans.

The project will meet all of the mandatory Minnesota Overlay to the Green Communities Criteria for new construction. The project will be located two blocks from the Downtown East LRT Station. The per sq foot cost of the residential portion of the property is \$191.

<p><u>Partnership:</u></p> <p><u>Developer Contact:</u></p> <p>RS Eden                  357 Oneida St                  Saint Paul, MN 55102-3642                  Phone: (651) 222-4488 ext-                  Fax:</p>	<p><u>Owner Contact:</u></p> <p>RS Eden                  357 Oneida St                  Saint Paul, MN 55102-3642                  Phone: (651) 222-4488 ext-                  Fax:</p>	<p><u>Contact Information:</u></p> <p><u>Consultant:</u></p> <p>Barbara Broen                  Broen Housing Consultants                  1437 Marshall Ave Suite 202                  Saint Paul, MN 55104-                  Phone: (651) 645-8474 ext-                  Fax: (651) 645-8497                  housing@broen.net</p>
<p><u>Contractor:</u></p> <p>To Be Determined</p> <p>Phone: ext-                  Fax:</p>	<p><u>Architect:</u></p> <p>Cermak Rhoades Architects                  275 E 4 St Suite 800                  Saint Paul, MN 55101-1696                  Phone: (651) 225-8623 ext-                  Fax:                  info@cermakrhoades.com</p>	<p><u>Property Manager:</u></p> <p>RS Eden                  Phone: (651) 222-4488 ext-                  Fax:</p> <p><u>Support Services:</u></p> <p>RS Eden                  Phone: (651) 222-4488 ext-                  Fax:</p>
<p><u>CPED Coordinator:</u></p> <p>Donna Wiemann                  CPED                  105 5th Ave S Suite 200                  Minneapolis, MN 55401-                  Phone: (612) 673-5257 ext-                  Fax: (612) 673-5259                  donna.wiemann@ci.minneapolis.mn.us</p>	<p><u>CPED Legal:</u></p> <p><u>CPED Support Coordinator</u></p>	<p><u>CPED Rehab:</u></p> <p>Dalene Lenneman                  Phone: (612) 673-5254 ext-                  Fax: (612) 673-5207</p> <p><u>MPLS Affirmative Action</u></p>



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TOT	101	TOT	16	85	0	0	0	0	

Shelter Units:  + Conversion Units:

Section 8:

## USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$2,661,000.00
Construction:	\$8,848,556.00
Construction Contingency:	\$452,198.00
Construction Interest:	\$221,484.00
Relocation:	\$0.00
Developer Fee:	\$1,325,500.00
Legal Fees:	\$130,000.00
Architect Fees:	\$318,001.00
Other Costs:	\$872,638.00
Reserves:	\$1,490,950.00
Non-Housing:	\$0.00
TDC:	\$16,320,327.00
TDC/Unit:	\$161,587.40

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
CPED <i>AHTF (2010) (CDBG)</i>	\$2,000,000.00			
CPED <i>Non Profit Admin</i>	\$30,000.00			
RS Eden <i>Purchase of Non-Residential</i>	\$940,000.00			
TOD <i>TOD</i>	\$80,820.00			
Hennepin County <i>Hennepin County</i>	\$800,000.00			
SHP <i>SHP</i>	\$400,000.00			
FHLB <i>FHLB</i>	\$500,000.00			
MHFA <i>MHFA</i>	\$2,673,773.00			
<i>Syndication Proceeds</i>	\$8,795,734.00			
CPED <i>AHTF (2010) (HOME)</i>	\$100,000.00			
<b>TDC:</b>	\$16,320,327.00			

Financing Notes:	